





Property Description

A lovely two bedroom first floor modern apartment situated in the popular location of Bannerbrook Park with good access to local train station, shops, schools and amenities, briefly comprising security entry phone system leading to communal hallway with staircase and lift to the first floor. Views over woodland. No upward chain

Approach

Front door leads through to:

Reception Hallway

With security entry phone system, large built in storage cupboard, having space and plumbing for automatic washing machine, door through to:

Open Plan Lounge / Kitchen

Kitchen Area

10' 10" x 5' (3.30m x 1.52m)

Fitted with a range of base and wall mounted units, complementary work surfaces, stainless steel sink and drainer unit with mixer tap, four ring electric hob with oven and grill beneath, space and plumbing for dishwasher and space for fridge freezer.

Lounge Area

19' x 14' 1" (5.79m x 4.29m)

With two large picture feature windows to the front.

Bedroom One

13' 4" Maximum x 13' 6" (4.06m Maximum x 4.11m)

Full length feature window to the front.

Bedroom Two

9' 10" x 8' 5" (3.00m x 2.57m)

Window to the front, built in cupboard housing the combination central heating boiler.

Bathroom

12' x 5' (3.66m x 1.52m)

Fitted with a white suite comprising of bath with mains shower over, low level WC, wash hand basin with mixer tap, heated towel rail.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Atkinson Stilgoe on

T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
 Solihull CV7 7FF

EPC Rating: B Council Tax
 Band: B

Service Charge:
 1544.61

Ground Rent:
 280.00

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106443

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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